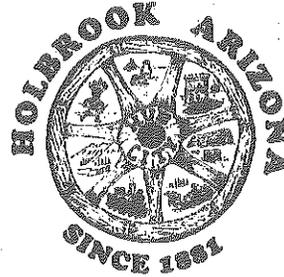

465 First Avenue
P.O. Box 970
Holbrook, AZ 86025

CITY OF HOLBROOK



Telephone: (928) 524-6225
Fax: (928) 524-2159
holbrookcity@ci.holbrook.az.us

Holbrook Planning and Zoning Commission

March 3, 2016

5:15 P.M.

Pursuant to ARS 38-431.02, notice is hereby given to the Holbrook Planning and Zoning Commission and to the general public, that a meeting, which is open to the public, will be held on above-mentioned date, in the City Council Chambers, at 465 First Avenue, Holbrook, Arizona.

The items on the following agenda are for discussion and possible consideration:

1. Call to order.
2. Roll Call.
3. Minutes of meeting held on December 3, 2015.
4. Discussion/possible action regarding Zone Change request by Harry Ensor.
5. Adjournment.

Dated this 24th day of February 2016.


Cher Reyes, CMC, CPM, City Clerk

ZONE CHANGE REQUEST-HARRY ENSOR
STAFF REPORT
FEBRUARY 24, 2016

APPLICANT: Harry Ensor

ADDRESS: 401 Encanto

LOCATION OF PROPERTY: 307 1st Avenue

STAFF REPORT:

The applicant has requested a zone change to R-C to allow for a buy, sell and trade business. The property is currently zoned R-7 (Single Family Residential) which does not allow for this type of business by conditional use. Zone change requests receive final approval from City Council based on recommendation from Zoning Commission.

Property owners within a 300-foot area of the property have been notified. Staff has not received any protests as of this date.

RECOMMENDATION:

Staff recommends Planning and Zoning conducts a public hearing and make determination based on information provided at that time.

CONDITIONS OF APPROVAL

All business must be conducted inside. No outdoor storage will be allowed.

No vehicles or equipment can be parked on the front yard.

Staff recommends that all applicable codes be followed.

Cher Reyes, CMC, CPM, City Clerk/Zoning Administrator

CITY OF HOLBROOK
ZONE CHANGE PERMIT

Name: Harry ENSOR
Address: 307 1st Ave / 401 Ecantodr ^{mail Address}
Phone: 928 242-1700
Location of Property: 307-1st Ave
Existing Zoning: Residential Proposed Zoning: Residential-Commercial
Site Plan Permitted Yes No
Description of Activity: Buy-Sell-Trade

Request: To change zoning to Commercial

I, Harry ENSOR, petitioner for a Zone Change Permit request as allowed by the City of Holbrook Zoning Ordinance, certify that the information is true and correct to the best of my knowledge.

[Signature]
Signature of Petitioner
1-12-16
Date

There is a \$150.00 fee for each permit filed with the City.

For City Use Only

Conditions on the Permit: _____

Renewal Date: _____ City of Holbrook
by _____

Fee Paid \$150.00 Date 1/12/16
Planning and Zoning Commission Action. Date _____

RECEIVED
JAN 12 2016
BY: [Signature]

City of Holbrook Zone Change Permit Application

Harry Ensor
307 N. 1st Avenue
Holbrook, AZ 86025

Harry Ensor is asking to change the zoning for a parcel 109-19-156A located at 307 1st Avenue. This property is zoned R-7 (Single Family Residential). Harry Ensor would like to change the zoning on this property to R-C (residential commercial) to allow for a Buy, Sell and Trade Store. City Code requires that property owners within 300 square foot be notified that a zone change has been applied for and allowed the opportunity to attend a public hearing to voice their concerns or submit in writing concerns prior to the meeting. You are hereby notified that the Holbrook Planning and Zoning Commission will hold a public hearing on this item March 3, 2016 at 5:15 p.m. at the Holbrook City Council Chambers, 465 1st Avenue, Holbrook, AZ 86025.

HARRY ENSOR 307 1ST AVENUE

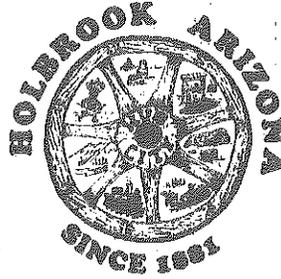
| | |
|-------------------------------------|----------------------------|
| 109-19-389 HUSD#3 | 165 W. Arizona |
| 109-19-199A Derek&Selina Eckman | 259 1 st Avenue |
| 109-19-198 Bernardo&Jill Montoya | 211 W. Arizona |
| 109-19-197 Danny&Linda Cook | 215 W. Arizona |
| 109-19-196 Michael Lange | 219 W. Arizona |
| 109-19-195 Gloria Ortega | 223 W. Arizona |
| 109-19-001 Episcopal Church | 166 W. Arizona |
| 109-19-014 First Baptist Church | 360 1 st Avenue |
| 109-19-156A Harry A Ensor | 307 1 st Avenue |
| 109-19-170 Lucia Sparks | 203 W. Buffalo |
| 109-19-171 Lawanda Connolly | 353 1 st Avenue |
| 109-19-169 Neftali&Judy Soto | 207 W. Buffalo |
| 109-19-168 LRB Holdings | 211 W. Buffalo |
| 109-19-167 Gilbert &Rita Sanchez | 215 W. Buffalo |
| 109-19-165 Jo Lilene Sanchez | 352 2 nd Avenue |
| 109-19-166 Darryl&Donna Campbell | 219 W. Buffalo |
| 109-19-164 Jo Lilene Sanchez | 223 W. Buffalo |
| 109-19-163 Julia Ellsworth | 222 W. Arizona |
| 109-19-162 Pete Duran | 310 2 nd Avenue |
| 109-19-161 Ila Pastian | 220 W. Arizona |
| 109-19-160 Jennifer Greer | 216 W. Arizona |
| 109-19-157 Gail&Janice Palmer | 212 W. Arizona |
| 109-19-199B Jose&Esmeralda Aguilera | 255 1 st Avenue |



Cher Reyes, CMC, OPM
City Clerk/Zoning Administrator

465 First Avenue
P.O. Box 970
Holbrook, AZ 86025

CITY OF HOLBROOK



Telephone: (928) 524-6225
Fax: (928) 524-2159
holbrookcity@ci.holbrook.az.us

Holbrook Planning and Zoning Commission

December 3, 2015

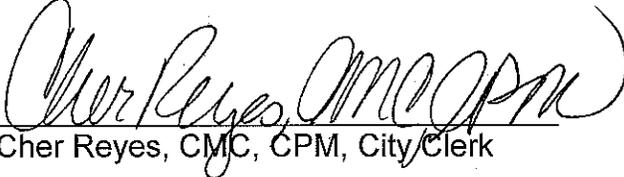
5:15 P.M.

Pursuant to ARS 38-431.02, notice is hereby given to the Holbrook Planning and Zoning Commission and to the general public, that a meeting, which is open to the public, will be held on above-mentioned date, in the City Council Chambers, at 465 First Avenue, Holbrook, Arizona.

The items on the following agenda are for discussion and possible consideration:

1. Call to order.
2. Roll Call.
3. Discussion/possible action regarding Conditional Use Permit Request by Atsuo Sakurai.
4. Adjournment.

Dated this 24th day of November 2015.


Cher Reyes, CMC, CPM, City Clerk

CONDITIONAL USE REQUEST-ATSUO SAKURAI
STAFF REPORT
NOVEMBER 20, 2015

APPLICANT: Atsuo Sakurai

ADDRESS: 124 E. Hampshire

LOCATION OF PROPERTY: 124 E. Hampshire

STAFF REPORT:

The applicant has requested a conditional use permit be granted to allow for a home occupation (Sake Winery). Home Occupation is allowed provided that only members of the family residing on the premises are employed, no more than 25% of the gross floor area of each dwelling is devoted to the home occupation and the activity is secondary to the use of the structure. The Winery will be located in Mr. Sakurai's garage. The property is zoned RMH-1 (Single Family and Mobile Home) which only allows for home occupation as a conditional use.

Property owners within a 300-foot area of the property have been notified. Staff has not received any protests as of this date.

RECOMMENDATION:

Staff recommends Planning and Zoning conducts a public hearing and make determination based on information provided at that time.

CONDITIONS OF APPROVAL

State liquor license is required for the winery.

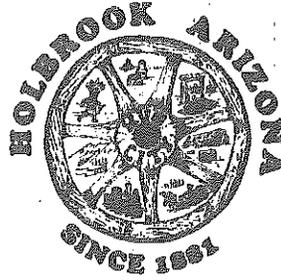
Staff recommends that all applicable codes be followed. Parking should not be an issue.



Cher Reyes, CMC, CPM, City Clerk/Zoning Administrator

465 First Avenue
P.O. Box 970
Holbrook, AZ 86025

CITY OF HOLBROOK



Telephone: (928) 524-6225
Fax: (928) 524-2159
holbrookcity@ci.holbrook.az.us

City of Holbrook Conditional Use Permit Application

Atsuo Sakurai
124 E. Hampshire
Holbrook, AZ 86025

Atsuo Sakurai is asking to be allowed to have a home occupation (Micro Sake Winery) in his garage located at 124 E. Hampshire. This property is zoned RMH-1 (Single Family and Mobile Home) which allows for home occupations by conditional use only. Conditions for home occupations are as follows: activity is secondary to the use of the structure as a dwelling, only members of the family residing on the premises are employed in the home occupation, no more than 25% of each dwelling is devoted to the home occupation. City Code requires that property owners within 300 square foot be notified that a conditional use permit has been applied for and allowed the opportunity to attend a public hearing to voice their concerns or submit in writing concerns prior to the meeting. You are hereby notified that the Holbrook Planning and Zoning Commission will hold a public hearing on this item December 3, 2015 at 5:15 p.m. at the Holbrook City Council Chambers, 465 1st Avenue, Holbrook, AZ 86025.

Atsuo Sakurai 124 E. Hampshire

| | | |
|-------------|--------------------------|----------------------------|
| 109-18-114 | James McCabe | 110 E. Florida |
| 109-18-115 | Alonzo&Shari McLaws | 116 E. Florida |
| 109-18-116A | Catholic Charities | 126 E. Florida |
| 109-18-120A | Aaron Padilla | 136 E. Florida |
| 109-18-121 | Mary Myers | 138 E. Florida |
| 109-18-122 | Clifford&Mary Duran | E. Florida |
| 109-18-123 | Clifford&Mary Duran | 144 E. Florida |
| 109-18-124 | Clifford&Mary Duran | 146 E. Florida |
| 109-18-113 | Frankie&Rosemary Maestas | 106 E. Florida |
| 109-18-125 | Tony Baldonado | 811 2 nd Street |
| 109-18-126 | Lupe & Sylvia Leyva | 145 E. Hampshire |
| 109-18-127 | White Owl Raven LLC | 143 E. Hampshire |
| 109-18-128 | Rudger&Desiree Brewer | 137 E. Hampshire |
| 109-18-129 | Michael Allen | 131 E. Hampshire |
| 109-18-130 | Timothy&Kathy McPherson | 127 E. Hampshire |
| 109-18-131 | Albert&Sandra Reyes | 123 E. Hampshire |
| 109-18-132 | James Mobley | 121 E. Hampshire |
| 109-18-133B | Albert&Sandra Reyes | 117 E. Hampshire |
| 109-18-134B | Farrell Lewis | E. Hampshire |

1 property due to the winery and safety of neighborhood children. City Clerk Reyes
2 stated that the winery will be under the jurisdiction of State Liquor and that licensing will
3 go before Council for approval. Mr. Sakurai stated that Commissioner Larson made a
4 motion to approve the Conditional Use Permit with the following conditions: State Liquor
5 license for winery and all applicable codes be followed. Commissioner Dupee
6 seconded and the CUP was granted unanimously.

7 ADJOURNMENT:

8 There being no further business to come before the Commission at this time the
9 meeting adjourned at 5:57 p.m.

10
11 _____
Mike Sample, Chairman

12 CERTIFICATION:

13 I hereby certify that the foregoing minutes are a true and correct copy of the minutes of
14 the Planning and Zoning Commission held on the 3rd Day of December 3, 2015. I
15 further certify that the meeting was duly called and held and that a quorum was present.

16
17 _____
Cher Reyes, CMC, CPM
18 Zoning Administrator/City Clerk
19

